

NOTICE OF PUBLICATION
TO LEASE REAL PROPERTY AT PUBLIC AUCTION

**Assessor's Parcel Number's 266-00-001-001, 266-00-001-009, 266-00-001,010 and portions
of 266-00-002-002 and 266-00-002-003**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Clark County, Nevada (the "Board") has adopted a Resolution of Intent to Lease with an Option Agreement Real Property at Public Auction (the "Resolution") declaring its intent to lease \pm 2,596 acres of vacant real property (Assessor's Parcel Number 266-00-001-001, 266-00-001-009, 266-00-001-010, and portions of 266-00-002-002 and 266-00-002-003), located westerly of Needles Highway and Aha Macav Parkway in Laughlin, Nevada, as shown on the attached map ("Property" or "Parcel A"). The Property will be leased at public auction to the highest bidder at 10:00 a.m. on Tuesday, November 15, 2019, in the Commission Chambers at the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada, during the regular Commission meeting.

TERMS AND CONDITIONS OF LEASE:

The Property will be leased via an Option to Lease pursuant to NRS 244.281 and 244.283 on the terms and conditions set forth in the Resolution which are summarized as follows:

1. Anyone interested in making either a written or oral bid must register in person at the Clark County Real Property Management (RPM) Department Office, located on the 4th floor of the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155 between October 15, 2019 and November 18, 2019 during the hours of 8:00 a.m. and 4:00 p.m. To register, bidders must show a valid government issued I.D. and complete a registration form available at the RPM Office or online at http://www.clarkcountynv.gov/Depts/real_property/Services/Pages/SurplusPropertySales.aspx
2. Any sealed bids must be made on Clark County's bid form available for pickup at the Clark County Real Property Management Department, located on the 4th floor of the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155, or by accessing Clark County's website at http://www.clarkcountynv.gov/Depts/real_property/Services/Pages/SurplusPropertySales.aspx
3. The minimum acceptable bid for the Property is Four Hundred Eighty Nine Thousand Six Hundred Fifty Dollars and 00/100 (\$489,650.00) annual rent.
4. Sealed written bids will be accepted in person prior to 4:00 p.m. on November 18, 2019 at the Clark County Real Property Management Department at the above-described location. All bids must be submitted in a sealed envelope and clearly marked **"ATTN: KRYNN WILLIAMS, ROBERT TOMIYASU OR JAIME MCGINTY, REAL PROPERTY MANAGEMENT, LEASE PARCEL A." THE BIDDER'S NAME AND TELEPHONE NUMBER MUST ALSO APPEAR ON THE OUTSIDE OF**

THE ENVELOPE. Any bids received and time-stamped after the deadline will not be considered.

5. Any sealed written bids will be opened, examined and declared by the Board before calling for oral bids. Any initial oral bid must exceed the highest written bid by at least five percent (5%), and subsequent bids must be in increments of Five Thousand Dollars (\$5,000) or more above the previous highest oral bid.
6. The Board reserves the right to determine which bids conform to all terms and conditions specified in the Resolution. The Board may reject any and all bids, either written or oral, and withdraw the Property from auction. The final acceptance or rejection of any bid may be made at the same meeting or at any adjourned session of the same meeting held within ten (10) days. Unless the Board withdraws the Property, the Property will be leased to the highest bidder.
7. THE PROPERTY SHALL BE LEASED VIA AN OPTION TO LEASE AGREEMENT WITH A THREE (3) YEAR OPTION PERIOD.
8. **It is the bidders' responsibility to inspect the Property and to determine the Property's condition, value, current zoning district and master plan designation, access, matters affecting title, applicable development codes, and all other pertinent information about the Property.**
9. Except as stated above, Clark County is leasing the Property in "as-is" condition and under the assumption that the successful bidder's lease of the Property is based upon the bidder's independent investigation. Clark County makes no representations or warranties regarding the physical condition or stability of the Property, the existence of hazardous materials on or under the surface or the suitability of the Property for the bidders' purposes or for any other purpose.
10. The Property is to be leased for cash. Within Forty-Eight (48) hours of the Board's final acceptance of the highest bid, the successful bidder shall make a non-refundable option payment of \$One Hundred Twenty Two Thousand Four Hundred Twelve and .50/100 (\$122,412.50) in the form of a cashier's check payable to "Clark County" delivered to the County Department of Real Property Management, 500 S. Grand Central Parkway, 4th Floor. If the successful bidder fails to timely deliver the non-refundable option payment as required, the next highest bidder may submit a non-refundable option payment within forty-eight (48) hours of notification by the County. If the next highest bidder makes the deposit within such time, he or she will be deemed to be the successful bidder.
11. The successful bidder shall sign the Option to Lease within ten (10) days of the Board's final acceptance of the highest bid. If successful bidder fails to sign the Option to Lease, successful bidder will still be bound by the terms and conditions. The Option Fee, including any and all payments, is/are non-refundable.

12. Any individual who submits a sealed or written bid on behalf of an entity shall be deemed to have represented and warranted that such individual has the legal power, right and authority to bind the entity to the purchase of the Property on the terms contained in the Resolution.
13. All bidders shall be deemed to have represented and warranted that either they, or the entity or individual they represent, have the funds necessary to pay the amount bid and all costs associated with the auction and sale of the Property.

The Resolution has been posted for at least fifteen (15) days prior to the auction set for November 19, 2019, in the following three public places: (1) Clark County Government Center, First Floor, 500 S. Grand Central Parkway, Las Vegas, Nevada, (2) Regional Justice Center, 200 Lewis Avenue, Las Vegas, Nevada, and (3) Community Resource Center 55 Civic Way, Laughlin, Nevada.

The Resolution may also be obtained at the County Real Property Management Department at the Clark County Government Center, 500 S. Grand Central Parkway, 4th Floor, Las Vegas, Nevada, or by accessing Clark County's website at

http://www.clarkcountynv.gov/Depts/real_property/Services/Pages/SurplusPropertySales.aspx

DATED this^{15th} day of October /s/ Lisa Kremer
Lisa Kremer, Director
Clark County Department of Real Property Management